



THE CITY OF WINTER GARDEN

PLANNING, ZONING AND DEVELOPMENT

270 W. PLANT STREET

WINTER GARDEN, FL 34787

TEL. (407) 656-4111 • FAX (407) 654-1258

www.cwgdn.com

PETITION FOR ZONING AND / OR FUTURE LAND USE MAP AMENDMENT

The Petition of the undersigned shows that I/we are the owner(s) of certain real property is within the corporate limits of the City of Winter Garden and request the following change in the City's Zoning Map and/or the City's Future Land Use Map. I/We respectfully request that you grant said Petition, hold the required Public Hearing(s), prepare and adopt the appropriate Ordinances.

Please note that there is a separate application form for a PUD or PCD rezoning.

OWNER OF RECORD

NAME: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ EXT. _____ FAX: _____

E-MAIL: _____

APPLICANT / CONTACT PERSON (IF DIFFERENT):

NAME: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ EXT. _____ FAX: _____

E-MAIL: _____

1. If Corporation, Names of President and Secretary:

PRESIDENT: _____ SECRETARY: _____

2. Property ID Number: _____

3. Address of site: _____

4. Number of Acres: _____

5. Is a full legal description attached? Yes No

6. Is a copy of a survey attached? Yes No

7. What is the Proposed Land Use? (If more than one land use is proposed, identify the proposed acreage of each.)

SUB (4DUs/A)
LD (6DUs/A)

MD (10DUs/A)
NC

COM
I

8. Zoning Classification requested: (If more than one zoning is proposed, identify the proposed acreage of each.)

R-1A
R-1
R-1B
R-2

R-3
C-1
C-2
C-3

I-1
1-2
R-NC

11. I understand that the City of Winter Garden requires that the applicant be responsible for reimbursing the City for all advertising costs associated with this application, including postage for notices to adjacent property owners, and for newspaper advertising as required by the Florida Statutes and the City Code. I understand that I will be billed for these costs and will be responsible for paying them.

In addition, if this application is deemed to require review by the City Engineer, City Surveyor and/or City Attorney, I understand that I or my company will be responsible to pay for any and all reasonable legal, engineering, or surveying fees incurred by the City of Winter Garden in the process of reviewing the above project. I also understand that if this project property is sold, I or my company will be responsible to ensure that the new owner writes a similar letter accepting all the responsibility to pay for any and all reasonable legal, engineering, or surveying fees incurred by the City of Winter Garden in the process of reviewing this project from the date the property is sold.

An Applicant shall provide prompt written notice to the City manager in the event of a change in ownership of all or a portion of a lot, tract, or parcel of real property with the respect to which an Application , or project is pending before the City.

I understand the above statements. Yes No

All invoices for the costs associated with this project should be sent to:

PROJECT NAME OR ADDRESS: _____

NAME: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX: _____

I/we hereby certify that I/we are the owner(s) of the real property which is the subject of this Petition and that the foregoing information on this Petition is true and complete.

Signature of the Applicant: _____

Print Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as _____ of _____, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC

Print Name: _____

My Commission Expires: _____

NOTE: If the Petitioner wishes to be represented by an agent, a limited power of attorney must be properly executed and provided to the City along with this application.

Submittal Requirements:

1. Copy of a survey
2. Legal Description
3. Proof of ownership (i.e. a copy of the deed)
4. Fees – (Check the appropriate boxes)
 - Rezoning without annexation (“infill”): \$500
 - Small Scale Comp Plan Amendment (less than 10 acres): \$700.
 - Large Scale Comp Plan Amendment (equal to or greater than 5 acres): \$2,500.

A PUD or PCD rezoning requires a separate application and a \$750 fee

5. Limited Power of Attorney (if signed by an agent of the owner)

Procedure

The Procedure for a Rezoning petition is defined in Chapter 166.041 of the Florida Statutes and in Section 118-2 through 118-7 of the City's Code of Ordinances. In general, the petition shall be heard and recommended by the Planning and Zoning Board and will be finally approved, denied or approved with conditions by the City Commission at an advertised public hearing. A rezoning requires an ordinance and two readings before the City Commission.

Code of Ordinances

The City of Winter Garden's Code of Ordinance can be found on the Internet at www.municode.com. Access to the Internet can be obtained at any branch of the Orange County Library.